067.0	0003	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	608,400 /	608,400
USE VALUE:	608,400 /	608,400
ASSESSED:	608,400 /	608,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		ORLANDO AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LISCIO LAURA J
Owner 2:	
Owner 3:	
Street 1:	12 ORLANDO AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1941, having primarily Vinyl Exterior and 864 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5331.000	202,400		406,000	608,400
Total Card	0.122	202,400		406,000	608,400
Total Parcel	0.122	202,400		406,000	608,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 704.17 | /Parcel: 704.17

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
42858			10/12/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 067.0-0003-0003.0

!5726!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	202,400	0	5,331.	406,000	608,400		Year end	12/23/2021
2021	101	FV	196,200	0	5,331.	406,000	602,200		Year End Roll	12/10/2020
2020	101	FV	196,200	0	5,331.	406,000	602,200	602,200	Year End Roll	12/18/2019
2019	101	FV	168,100	0	5,331.	377,000	545,100	545,100	Year End Roll	1/3/2019
2018	101	FV	168,100	0	5,331.	377,000	545,100	545,100	Year End Roll	12/20/2017
2017	101	FV	168,100	0	5,331.	330,600	498,700	498,700	Year End Roll	1/3/2017
2016	101	FV	168,100	0	5,331.	301,600	469,700	469,700	Year End	1/4/2016
2015	101	FV	167,400	0	5,331.	266,800	434,200	434,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:39:53

LAST REV

Date	Time
08/12/19	13:37:00
apro	

USER DEFINED

Prior Id # 1:	42858
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5726

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURKA MICHAEL/E	23226-350		5/26/1993		182,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2000	926	Redo Bat	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	189	PATRIOT
12/13/1999	Mailer Sent		
12/9/1999	Measured	163	PATRIOT
7/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5331		Sq. Ft.	Site		0	70.	1.09	12									405,953						406,000	

Total AC/HA:	0.12238	Total SF/SM:	5331	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	405,953	Spl Credit		Total:	406,000

EXTERIOR INFORMATION

Type:	19 - Ranch
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	248627
Depreciation:	46245
Depreciated Total:	202383

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

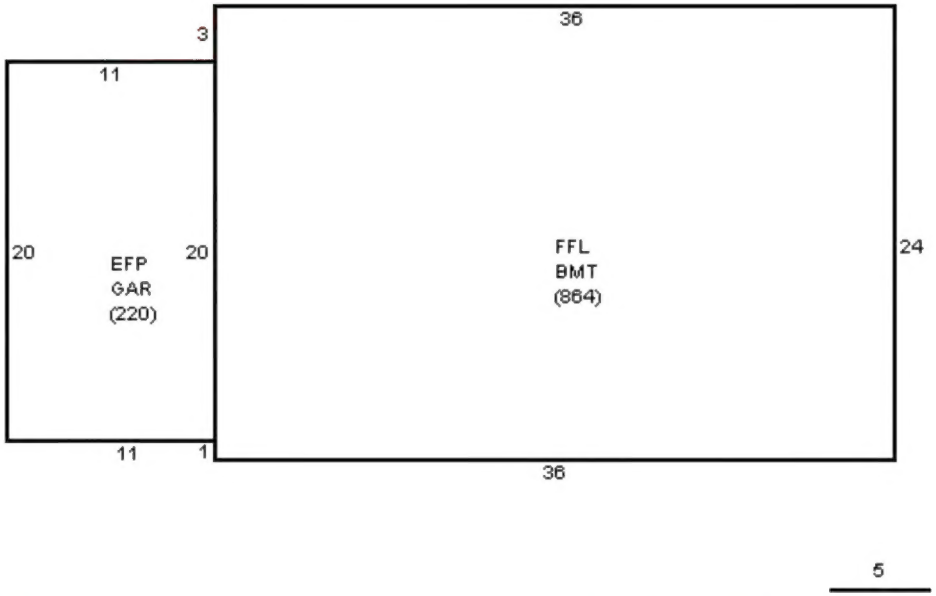
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	93.36
Final Total:	202400	Val/Su SzAd	234.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	40.500	34,989
FFL	First Floor	864	134.990	116,628
EFP	Enclos Porch	220	39.600	8,711
GAR	Garage	220	26.360	5,799
Net Sketched Area:		2,168	Total:	166,126
Size Ad	864	Gross Area	2168	FinArea 864

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x4	A	AV	2006	0.00	T	10.4	101						

More: N	Total Yard Items:		Total Special Featues:		Total:

PARCEL ID

067.0-0003-0003.0

IMAGE

AssessPro Patriot Properties, Inc